103.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,107,400 / 1,107,400
					USE VALUE:	1,107,400 / 1,107,400
					ASSESSED:	1,107,400 / 1,107,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		WINDMILL LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLYNN RICHARD H/ETAL
Owner 2:	FLYNN KATHY ANN
Owner 3:	
Street 1:	31 WINDMILL LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,300 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 2278 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10300.000	597,100		510,300	1,107,400
Total Card	0.236	597,100		510,300	1,107,400
Total Parcel	0.236	597,100		510,300	1,107,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.13 | /Parcel: 486.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 66573
GIS Ref:
GIS Ref:
Insp Date: 09/20/18

!8234!

PREVIOUS ASSESSMENT

Parcel ID: 103.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	597,200	0	10,300.	510,300	1,107,500	1,107,500	Year End Roll	12/18/2019
2019	101	FV	437,800	0	10,300.	510,300	948,100	948,100	Year End Roll	1/3/2019
2018	101	FV	436,300	0	10,300.	437,400	873,700	873,700	Year End Roll	12/20/2017
2017	101	FV	436,300	0	10,300.	408,200	844,500	844,500	Year End Roll	1/3/2017
2016	101	FV	436,300	0	10,300.	349,900	786,200	786,200	Year End	1/4/2016
2015	101	FV	426,100	0	10,300.	313,500	739,600	739,600	Year End Roll	12/11/2014
2014	101	FV	425,500	0	10,300.	290,100	715,600	715,600	Year End Roll	12/16/2013
2013	101	FV	425,500	0	10,300.	276,700	702,200	702,200		12/13/2012

PRINT

Date	Time
12/10/20	22:48:45

LAST REV

Date	Time
03/19/20	13:36:02
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 8234

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HENDRIGAN FRANC	25098-356		12/30/1994		183,500	No	No		Y

USER DEFINED

Prior Id # 1:	66573
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/30/2013	1844	Redo Bat	6,100	C				
11/5/2013	1630	Manual	4,000	C				
5/11/2011	427	Redo Kit	30,000					& REDO/ENLARGE /SU
7/28/1999	476	Addition	50,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	Missed Appt.	BS	Barbara S
9/20/2018	MEAS&NOTICE	BS	Barbara S
5/16/2014	External Ins	PC	PHIL C
2/6/2014	Info Fm Prmt	EMK	Ellen K
2/3/2014	Info Fm Prmt	EMK	Ellen K
6/1/2009	Measured	189	PATRIOT
3/17/2000	Inspected	263	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10300		Sq. Ft.	Site		0	70.	0.71	4									510,302						510,300	

Total AC/HA:	0.23646	Total SF/SM:	10300	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	510,302	Spl Credit		Total:	510,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11093068
Const Adj.:	0.99742496
Adj $ / SQ:	138.509
Other Features:	118250
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	669436
Depreciation:	72299
Depreciated Total:	597137

COMMENTS

BK; 14667 PG; 113.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

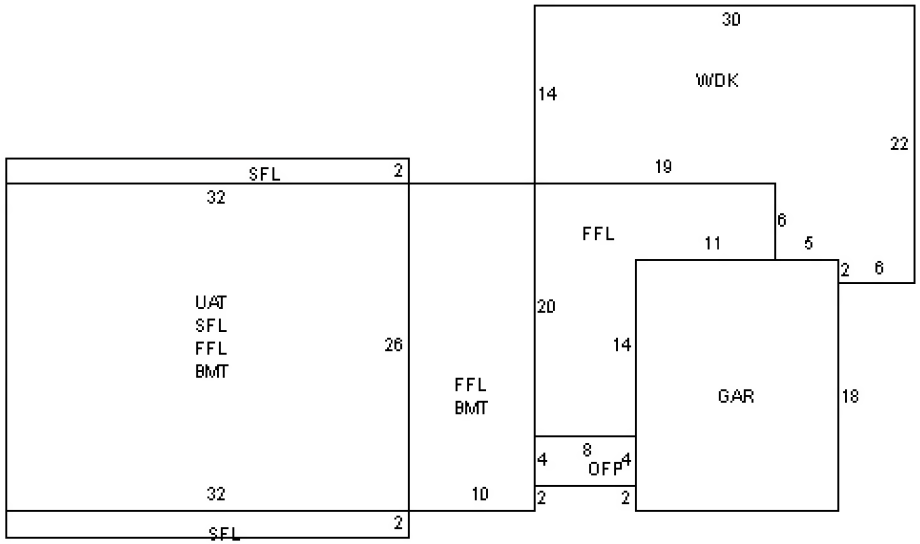
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	184.22
Special Features:	0	Val/Su Net:	134.85
Final Total:	597100	Val/Su SzAd	262.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,318	138.510	182,555
BMT	Basement	1,092	41.550	45,375
SFL	Second Floor	960	138.510	132,968
WDK	Deck	498	7.990	3,978
GAR	Garage	320	22.750	7,281
UAT	Upper Attic	208	55.400	11,524
OFP	Open Porch	32	43.890	1,404
	Net Sketched Area:	4,428	Total:	385,085
Size Ad	2278	Gross Are	5052	FinArea 2278

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

103.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	